

PLANNING BOARD MINUTES

January 8, 2014

Planning Board Members: Richard Benner, Larry Choate, William Leppanen, Dale Martin

Code Enforcement Officer: Scott Bickford

Lawyers: Paul Gibbons, William Dale, Ed Collins

Present: Sue Choate, Karen Dube, Doug Johnson, Leah Johnson, Richard Carver, Jeanne Johnson, Kerry Alterio, Dale Curtis

7:30 Meeting called to order
made a motion to accept the minutes of December 11, 2013, Bill Leppanen seconded it.
All in Favor.

Ed Collins asked if they could be first on the Agenda. Their proposal wouldn't take as long as the Johnson property. Richard Benner made a motion to swap position on the agenda. William Leppanen seconded it. All in Favor.

Kerry Alterio - Continuation of discussion about a possible Land Use Ordinance change that would allow certain events.

Zoning Ordinance: Page 10, Page 13, Page 16, Page 17, Page 21, Page 30, Page 31 were changed and read by Sue Choate. She made the changes from what Ed Collins submitted and some input from Jeanne Johnson (Breakwater Vineyard).

Richard Carver (Head Selectmen) had some questions:

1. Should this be considered Commercial?
2. Is this a restaurant?
3. What about Parking lot? Does it meet the Town Ordinance?

Ed Collins said it was not a restaurant, it is a way to support small farms. The Farm to Table concept is very popular in Maine and growing in other states.

Scott Bickford mentioned to the Planning Board that the ordinance needs to stay true to the Comprehensive Plan.

Larry Choate made a motion to have to have a 200 setback from the property line. It did not get seconded.

Dale Martin made a motion to accept the changes that have been provided and to work on the draft at the next meeting.

Richard Benner made a motion to accept the changes that have been provided and to work on the draft at the next meeting. Also to review the Comprehensive Plan to make sure it coincides with the zoning ordinance changes. Larry seconded it. All in Favor. It was noted that there was another motion on the floor. Dale Martin withdrew his motion.

8:20 PM Doug & Leah Johnson - 5 Castlewood Lane (Map 7 Lot 202) Continuation of request for approval to replace/expand an existing structure in the Shoreland Zone.

Doug Johnson along with Paul Gibbons showed the new setbacks and drawings. They did a fifteen foot setback as asked at the last meeting.

Richard Benner made a motion to cease deliberation and Have the Johnson bring their house plan with all the setbacks for the Planning Board to approve. All in Favor. No Lawyers will be needed for the next meeting.

William Dale will be sending facts and findings to the Planning Board and Paul Gibbons.

Respectfully Submitted,

Pam Curtis
Recording Secretary